



**St. Peters Road, Leicester LE2 1DE**

**welcome to**

**St. Peters Road, Leicester**

A unique five bedroom villa on St. Peters Road in Highfields. Featuring a gated front garden, two reception rooms, modern kitchen with under floor heating and multiple large bedrooms, including an en-suite & a family bathroom. Enjoy a fully slabbed rear garden & additional basement storage.



### **Entrance Porch**

Door to the front.

### **Entrance Hall**

Door to the front and radiator.

### **Basement**

The villa includes a basement for extra storage

### **Reception Room One**

14' 5" x 15' 7" ( 4.39m x 4.75m )

Bay window to the front, gas fire and radiator.

### **Reception Room Two**

14' 7" x 11' ( 4.45m x 3.35m )

Bay window to the front, gas fire and radiator.

### **Kitchen/Dining Room**

17' 3" x 12' 6" ( 5.26m x 3.81m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated double oven, hob, dishwasher, microwave and steamer. Window to the rear, window to the side, door to the rear and under floor heating.

### **Utility Room/W C**

Window to the side, space for washing machine and tumble dryer, WC, hand wash basin and towel rail.

### **First Floor Landing**

With stairs rising from the ground floor and radiator.

### **Bedroom Three**

14' 7" x 13' 7" ( 4.45m x 4.14m )

Bay window to the front, fitted wardrobe and radiator.

### **En-Suite**

Window to the front, shower cubicle, hand wash basin and towel rail.

### **Bedroom Four**

14' 4" x 14' 10" ( 4.37m x 4.52m )

Bay window to the front, built in wardrobe, hand wash basin and radiator.

### **Bedroom Five**

16' 10" x 11' ( 5.13m x 3.35m )

Two windows to the rear, fitted wardrobe, shower cubicle and two radiators.

### **Bathroom**

Window to the rear, shower cubicle, WC, hand wash basin and towel rail.

### **Second Floor Landing**

Window to the rear, sky light window and radiator.

### **Bedroom One**

12' 1" x 14' 2" ( 3.68m x 4.32m )

Window to the front, hand wash basin and radiator.

### **Bedroom Two**

12' 1" x 14' 2" ( 3.68m x 4.32m )

Window to the front, built in wardrobe and radiator.

### **Front & Rear Of Property**

To the front of the property is a gated, slabbed garden. To the rear of the property is a fully slabbed patio garden with access via an alleyway.



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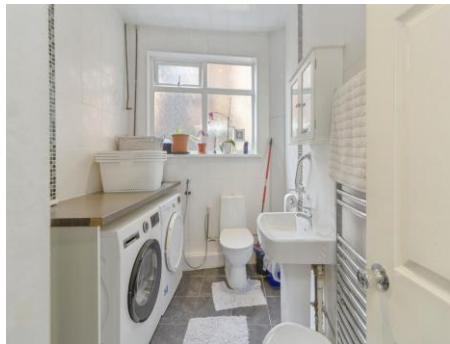
welcome to

## St. Peters Road, Leicester

- Unique Five-Bedroom Villa
- Modern Fitted Kitchen
- Gated Front Garden
- Popular Area
- Spacious Rear Patio

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £475,000



Please note the marker reflects the  
postcode not the actual property

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